



REDEVELOPMENT AGENCY AGENDA
MEETING OF: SEPTEMBER 4, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:33 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, and MACK

EXCUSED: MEMBER WEEKLY

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:33)
2-2139

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 4, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 21, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with WEEKLY excused

MINUTES:

There was no discussion.

(11:33 – 11:34)

2-2145

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 4, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126, 127 & 128) - WARD 3 (REESE)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Pioneer Endeavors, LLC has requested an extension to October 15, 2002 of the Disposition and Development Agreement (DDA) with the Redevelopment Agency for the development of the Agency owned parcel located at southeast corner of 4th and Clark. A Third Amendment is necessary to extend the escrow closing date within the Schedule of Performance from July 29, 2002 to October 15, 2002.

RECOMMENDATION:

This is the last extension that staff will support.

BACKUP DOCUMENTATION:

1. Third Amendment
2. Agenda Memo
3. Letter Dated August 22, 2002
4. Disclosure of Principals
5. Site Map

MOTION:

GOODMAN – ABEYANCE to 9/18/2002 – UNANIMOUS with WEEKLY excused

MINUTES:

LESA CODER, Director, Business Development, requested the matter be held in abeyance, as a representative of Pioneer Endeavors, LLC, was not present.

There was no further discussion.

(11:34 - 11:35)

2-2157

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 4, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

RESOLUTIONS:

ABEYANCE ITEM - RA-2-2002 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN's 139-33-610-004, 139-33-511-003, and 139-33-511-004) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO THE CITY COUNCIL ITEM #71]

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site.

Developer is seeking tax increment financing reimbursement for some qualified improvements. The project meets the goals and objectives of the Redevelopment Plan.

RECOMMENDATION:

Approval and authorize the Chairperson to execute the Owner Participation Agreement and all documents related thereto.

BACKUP DOCUMENTATION:

1. Resolution No. RA-2-2002
2. Owner Participation Agreement
3. Disclosure of Principals
4. Location Map

MOTION:

GOODMAN – ABEYANCE to 9/18/2002 – UNANIMOUS with WEEKLY excused

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 4, 2002

Resolutions

Item 3 – RA-2-2002

MINUTES:

There was no discussion.

(11:35 - 11:36)

2-2157

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 4, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments, which are made a part of the Final Minutes, on what it takes to attain goals and cautioning that it is today's actions of the City Council that determine the future of the City of Las Vegas.

(11:36 – 11:38)

2-2245

BEATRICE TURNER, West Las Vegas, said that she really wanted to speak on Item 3, which was held in abeyance, regarding the World Market Center and the supposed 35,000 jobs that will result from it. She said that she does not appreciate anyone claiming to represent residents of West Las Vegas when they do not even live in West Las Vegas. Also, she presented a picture, which was not submitted for the record, depicting the unsightly structure that JUDGE LEE GATES and COUNTY COMMISSIONER YVONNE ATKINSON-GATES own. She complained that permits were issued for that property when she previously appeared before the Council on the same issue requesting that the structure not be allowed in West Las Vegas, because certainly no other Council member would accept it in their ward. She urged the Council to take action and get it out of Ward 5. MAYOR GOODMAN said he would try to find out how the owners obtained permits.

(11:38 – 11:41)

2-2341

DAN CONTRERAS, Bonanza Village, requested a timeframe on the expansion of the Meadows Village Task Force to West Las Vegas. He also urged the Council to take action on the VA Center, because West Las Vegas cannot afford another boarded up building. He has tried to find out from State representatives, but no one can give him any answers. He also urged the Council to keep the public informed about the various federal programs available in order to empower the business people in West Las Vegas so that they can improve their community. They cannot take advantage of them if they are not informed. He also inquired about the future plans of the

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 4, 2002 Citizen Participation

MINUTES – Continued:

Housing Authority for Marble Manor and expressed a concern about the Economic Opportunity Board's expansion of its drug treatment center.

(11:41 – 11:47)

2-2485

TODD FARLOW, 240 N. 19th Street, commented that the businesses in Neonopolis may have to pay rents based on individual gross receipts, because they are really suffering for business.

(11:47 – 11:48)

2-2788

ANTHONY HODGES, 3640 Las Vegas Boulevard North, said that Neonopolis should be made more exciting in order to attract customers. He then asked the Mayor if he would give him an autographed picture.

(11:48 – 11:50)

2-2818

THE MEETING ADJOURNED AT 11:50 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
November 18, 2002

Barbara Jo Ronemus, Secretary